



Crime Impact Statement

On behalf of:

Derwent Development Management Ltd

In respect of:

Huyton Trade Park,

Wilson Road

Huyton

L36 6JG



Date:

October 2022

Reference:

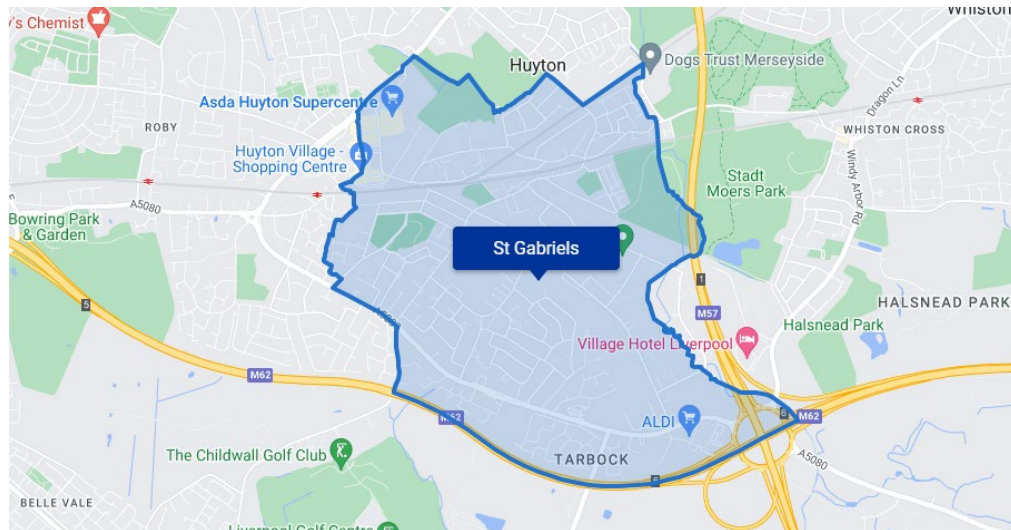
MA/DDML/008-06/R006

1.0 Executive Summary

- 1.1 This Crime Impact Statement (CIS) has been prepared by Aylward Town Planning Ltd (ATP) to consider opportunities to maximise the beneficial impacts of a new commercial development in Huyton and seeks to highlight how this exercise has influenced the scheme proposals.
- 1.2 This CIS is submitted on behalf of our client; Derwent Development Management Ltd (DDML) in support of a planning application submitted by them as landowner to meet the requirements of future opportunities to deliver modern multi-let industrial units to meet the needs of ingoing tenants for employment use.
- 1.3 The application site is located south of Wilson Road and comprises an area of tired employment buildings and underused land. In addition to the dilapidated buildings, there are considerable areas of hard standing and a grassed area close to the entrance.
- 1.4 The residual areas to the west and east provide multi-let employment accommodation owned by DDML which is well let with frequent enquiries for modern specification units. Land to the other side of Wilson Road is also in established employment use. To the rear of the development plot (south) is an area in residential use.
- 1.5 Through this application, it is intended that the proposed development will deliver new employment opportunities on this long-established site whilst helping to attract further investment into the Huyton area.
- 1.6 The purpose of this CIS is to evaluate the risk of crime and disorder in the vicinity of the application site and assess the proposal's likely effect on the area.
- 1.7 The implementation of any further specific targeting measures will be determined through consultation with Merseyside Police Architectural Liaison Unit as part of the planning process with appropriate control through the use of planning conditions.

2.0 Background

- 2.1 Whilst the Home Office Crime Statistics does not provide a broad analysis of Huyton, crime map information is available which demonstrates that the level of crime and anti-social behaviour in the Knowsley area is lower than the average for the Merseyside force.
- 2.2 For the purposes of this statement, this analysis had initially sought to focus upon ward-level information available from Merseyside police as per the geographic area outlined below.



- 2.3 Whilst the prior functionality to produce bespoke mapping is no longer available, by zooming in onto the map we can (as shown on the table below) outlines the monthly crime levels on an annual basis for a given geographic area in accord with the screenshot below from 2020-2022. We refer here to the area within the boundary formed by the M62 and M57.

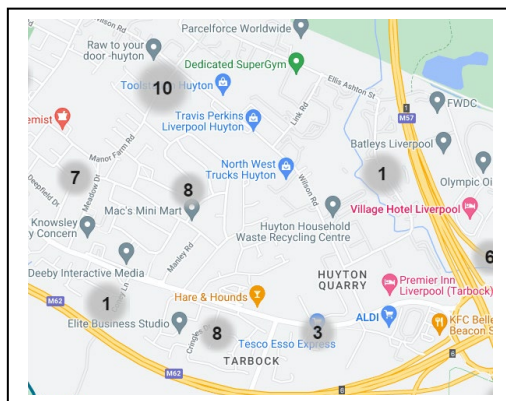


Figure 1- Target Area

Year	Reported Crime Incidents (All Crime and ASB)
April 2022	38
April 2021	44
April 2020	33

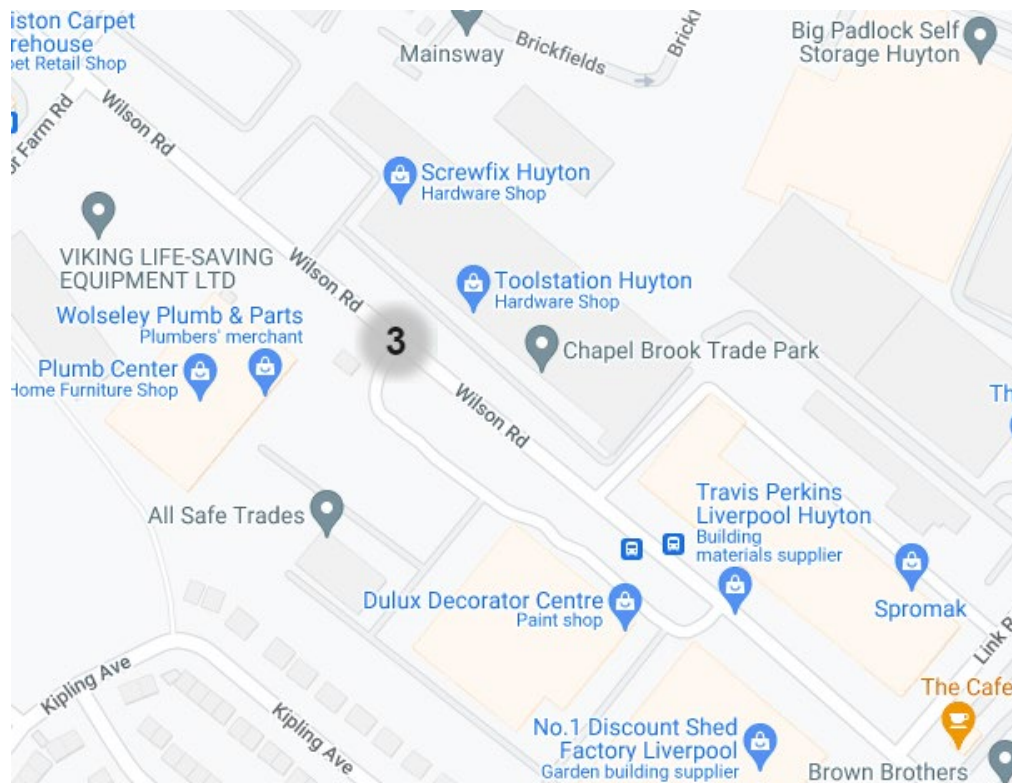
Table 1- Reported Crime Rate

- 2.4 The Home Office crime data also allows for an evaluation of crime by type to provide a finer grain assessment of crime issues and trends pertinent to this part of Huyton.

DATE	ASB	Vehicle Crime	Violent Crime	Public Disorder	Shoplift	Criminal Damage	Other Theft	Drugs	Other Crime	Burglary and Theft from Person
April 2022	1	1	22	4	3	2	2	0	2	1
April 2021	7	0	15	4	5	2	1	3	7	0
April 2020	12	0	14	0	0	0	0	1	4	2

Table 2 Crime Statistics (source: www.police.uk)

- 2.5 The table above demonstrates the type of crime which currently affects the local area and how this has changed over recent time (from April 2020). It should be noted that the subject area is comprised of a large employment area to the east and residential areas to the west. It excludes the town centre which (if it had been included) would often lead to higher figures in terms of criminal episodes related to the evening economy and shoplifting.
- 2.6 The predominant recorded crime type in all years is violent crime, with anti-social behaviour also significant. The extent of crime against commercial property is relatively limited.
- 2.7 The plan below shows a much tighter area focused on Huyton Trade Park.



- 2.8 For the above area, we would note that these crimes during April 2022 were for shoplifting (2) and violent crime (1). It is clear that during that period there were zero crimes recorded on the Business Park itself.

- 2.9 We would also confirm that we have interrogated the crime data for all months in the period between April 2020-April 2022 and over that period we would envisage only the following could feasibly relate to the general proximity of Huyton Trade Park:

INCIDENT	DATE	CRIME TYPE
1	July 2021	Vehicle crime
2	June 2021	Other Theft
3	January 2021	Vehicle crime
4	September 2020	Other crime
5	July 2020	Violent Offences
6	April 2020	Antisocial Behaviour

Comparable Crime Data

- 2.10 The following table illustrates that Knowsley has, at borough level, much higher crime levels as compared to the rest of Merseyside and also above the national average. The subject site falls within St Gabriel's ward.

Geographic Area	Reported Crime Rates per 1000 (All Crime and ASB)
Knowsley	103.02
Merseyside	108.1
England	77.6

Table 3: Reported Crime Rates (source: www.police.uk/merseyside)

- 2.11 Recent published crime data is not available at ward level for Merseyside. Through reference to the Council's 2014 ward profiles, it is evident that (at that point) crime levels in the subject ward were lower than the borough average. Assuming this to remain the case, it would suggest that this local area (St Gabriel's ward) is of lesser concern. We would also note the comment within the 2014 ward profile that there had been a marked fall in crime levels in the period 2008-2014 (37%).

3.0 Planning Policy Framework

- 3.1 The accompanying Planning Statement provides a comprehensive summary of the relevant planning policy. This section summarises those planning policies directly relevant to design and crime.

National Guidance- NPPF

- 3.2 The NPPF was adopted in April 2012 and supersedes all previous Planning Policy Statements. The document sets out the Government's planning policies for England and how these are expected to be applied. It has most recently been updated in July 2021.
- 3.3 The purpose of the planning system is to contribute to the achievement of sustainable development. This will be achieved through economic, social and environmental means. One of the principal aspects is good design guidance is provided on how planning policies and decisions should aim to ensure that developments '*create safe and accessible environments where crime and disorder, and the fear of crime do not undermine quality of life or community cohesion*'.

Adopted Local Plan Core Strategy

- 3.4 The Knowsley Local Plan was adopted in January 2016. In terms of crime impact assessment, the Local Plan Core Strategy provides no specific policy framework for DM proposals to provide justification in the context of these objectives.
- 3.5 However, there is a broad recognition that there is a need to ensure development can serve to contribute towards objectives to secure safer communities and to minimise the fear of crime. Core Strategy Policy CS19 (Design Quality and Accessibility) includes broad ambitions, but there is a specific criterion (part 2 criterion b) which states as follows:

"To maintain a good standard of amenity for all existing and future occupants of land and buildings, development proposals will be required to...minimise crime, fear of crime and anti-social behaviour, including good levels of natural surveillance and security..."

Crime and Disorder Act

- 3.6 Section 17 of the Crime and Disorder Act places a duty on the Local Authority to have regard to the likely effect on and the need to do all it reasonably can to prevent crime and disorder in its area. Layouts should seek to avoid features which could increase the risk of crime i.e. Long narrow unlit passages between buildings as recommended in Circular 5/94.

4 Proposed Development and Crime Prevention Methodologies

- 4.1 The development proposal seeks full planning permission for the clearance of existing and the erection of two blocks of flexible employment units, along with associated external storage, landscaping, boundary treatments and car parking.
- 4.2 The development will be suitable for occupation under a range of uses from light industrial (Now Class E(G)(iii)) as well as B2/B8. The scheme will also provide improved screening to the western boundary of the site. Access will be taken from Wilson Road, including a modified junction and an existing access point on the network.
- 4.3 The layout delivers two blocks of built form, that will provide 24 units. More detail in terms of the scheme composition and design philosophy can be found in the accompanying Design and Access Statement.

Potential Risks

- 4.4 In the first instance it is important to recognise that the site is already in active employment use and has served as multi-let industrial accommodation for an extended period. Whilst the scheme will deliver investment and greater use than is currently provided, the character of use is essentially the same. In terms of benchmarking, we also note that crime evidence suggests that the Business Park itself is subject to very little crime.
- 4.5 In the absence of mitigation or planning, the following potential risks have been identified as those which could be associated with the proposed development:
- Criminal damage to non-residential properties;
 - Theft from non-residential properties;
 - Theft from residential properties;
 - Robbery and attacks on employees; and
 - Unauthorised access to private space and buildings
- 4.6 In consideration of the above risks, a number of design features have been considered and form part of this planning application. In consideration of the above risks, design features form part of this planning application. These include:
- Lighting;
 - CCTV coverage,
 - Boundary fencing; and
 - Secure cycle parking.

- 4.7 Whilst the site can be used by occupiers on a 24 hour basis, the gated access is secured outside core trading hours with boundary fencing. If a third party did wish to access the site outside core hours it would require criminal damage. Any such criminal damage or other trespass (on foot) would be captured by CCTV, alarms and security lighting.
- 4.8 It is extremely important to the landlord and their tenants that the risk of criminal damage or theft is mitigated as it would otherwise impact confidence in the business location which is a cornerstone of the business model. As may be considered necessary, the implementation of physical measures can be managed by way of planning condition.
- 4.9 Crime prevention principles will be a central consideration as will be the opportunity to use target hardening measures upon the scheme in conjunction with the end occupiers. The scheme will seek to incorporate such measures and consider any additional recommendations made to minimise further potential for crime and criminal damage. As necessary, these can be developed through dialogue and managed by planning condition.

5 Safer Places Analysis

- 5.1 In consideration of the identified crime risk within the local area, the following attributes have been considered through the design of the proposals, in accordance with the guidance set out in the Government's *Safer Places* manual. The applicant is also aware of the 2009 consultation document "Safer Places: A Counter Terrorism Supplement". The key principles on this respect are set out at bullet 13 of the consultation document and are:

- Deter
- Detect
- Delay

- 5.2 It is confirmed that these effectively reinforce the wider Safer Places principles and we think it appropriate to continue to use this framework.

Access and Movement

Places with well-defined routes, spaces and entrances that provide for convenient movement without compromising security

- 5.3 The proposals provide multi-let accommodation within a secured site that has a well-established and visible movement network with two points of access/egress. The site entrances are well signed and clarify that this is a private space discouraging access other than for tenants and those visiting the site in connection with the business needs of those tenants.
- 5.4 The two points of access have existing gating which are closed outside core business hours and ensure that the site is secured. The site boundary is already fenced and has CCTV coverage, which will be improved through implementation of the proposed scheme as well as more extensive lighting.
- 5.5 The siting of buildings and boundary treatments alongside the circulation routes will ensure that the buildings and spaces are well-defined. The proposed use, management and enhancements to the site will ensure visitation and the enhanced intervisibility should have a marked effect on both incidence and fear of crime, and anti-social behaviour in this area. Through increased activity and the reassurance provided by strong boundary treatments and effective lighting, this ensures that the fear of crime for end users is significantly reduced.

Surveillance

Places where all publicly accessible spaces are overlooked

- 5.6 Well-designed site layouts create well-overlooked places. Surveillance can either be 'natural',

organised, or electronic. At the application site, the design approach has sought to encourage surveillance and reducing the number of places for loitering, which will discourage offenders.

- 5.7 The scheme has two points of access/egress and both are secured outside core trading hours save for tenants who will be able to access the site on a 24 hour basis in the knowledge that this is a secure environment. Both points of access will have CCTV coverage as well as a wider system within the site itself.
- 5.8 The scheme has been designed to ensure that the units are overlooked and have the benefit of additional lighting which will provide effective surveillance at night (subject to other considerations) and send out a positive message about the management of the site. This will also reduce the fear of crime and help end occupiers feel safer in the immediate environment.
- 5.9 The car park provides dedicated spaces for staff within the site. It will be well-lit and lined, with appropriate enclosure provided through boundary treatments which define spaces and crossing points without obscuring views or providing hiding places for any offenders.

Ownership

Places that promote a sense of ownership, respect, territorial responsibility and community

- 5.10 The Safer Places guidance states that places which are well looked after and have a strong sense of ownership tend to be less vulnerable to crime. The scheme provides effective boundary treatments and other measures to reduce crime and the fear of crime.

Physical Protection

Places that include necessary, well-designed security features

- 5.11 A key method of preventing crime is to make a property as secure as is reasonably possible. The proposed car park will be protected through target hardening measures such as secure fencing, lighting and CCTV coverage. The specification of the boundary fencing and lighting are clarified through the submitted details.
- 5.12 In addition to these physical security measures, the additional built form will support a greater number of businesses and through this approach it will provide greater natural surveillance.
- 5.13 In addition to fencing and lighting, the scheme will take the opportunity to provide planting as appropriate to soften the development. However, it is imperative that the planting strategy does not impede the crime prevention objectives so therefore will comprise low level planting that will ensure natural surveillance through species choice and planting density.

Activity, Management and Maintenance

Places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times. Places that are designed with management and maintenance in mind, to discourage crime in the present and the future

- 5.14 The Safer Places guidance states that places which are well looked after and have a strong sense of ownership tend to be less vulnerable to crime, with clear distinctions between public and private spaces. In this way, the scheme provides a sense of management and seeking to ensure that the vulnerability of adjacent properties has been considered and mitigated.

6.0 Conclusions

- 6.1 The proposals are consistent with the principles set out in governing policy and guidance, and promote an inclusive and safe development, with safe and accessible environments where crime does not undermine community cohesion.
- 6.2 In the first instance it is important to recognise that the site is already in active employment use and has served as multi-let industrial accommodation for an extended period. Whilst the scheme will deliver investment and greater use than is currently provided, the character of use is essentially the same. In terms of benchmarking, we also note that crime evidence suggests that the Business Park itself is subject to very little crime.
- 6.3 This Statement has shown that the proposals will both meet the requirements and contribute to the objectives of governing policy and the guidance set out within Safer Places: The Planning System and Crime Prevention (2004).